



City of Loma Linda Official Report

Karen Gaio Hansberger, Mayor
Floyd Petersen, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: May 11, 2004

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: SMALL PROJECT APPLICATION (SPA) NO. 03-06 - The applicant is Appealing the Planning Commission's and staff's decision to require the removal of an existing driveway and approach on Mission Road as part of the approval for a garage conversion, construction of a new two-car garage, and room addition at the rear on their property located at 25806 Mission Road.

RECOMMENDATION

The recommendation is that the City Council deny the Appeal and uphold the Planning Commission's decision regarding the improvements required as per the Conditions of Approval.

Staff also recommends that the City Council apply the new Appeal fee of \$100 to each Appeal request (as opposed to the old fee of \$800 per request) for a total of \$200 and deny the request for a waiver of fees.

BACKGROUND

On April 13, 2004, the City Council continued this item to May 11, 2004 to provide an opportunity for the appellant to attend the public hearing. The April 13, 2004 City Council Staff Report contains a detailed description and analysis of the Appeal and Fee Waiver Request (refer to Attachment A).

ATTACHMENT

- A. City Council Staff Report (April 13, 2004)
 - 1. Applicant's Letter of Request
 - 2. Planning Commission Staff Report (March 3, 2004)
 - A. Site Vicinity Map
 - B. Appeal Letter from Orchid Gile, January 31, 2004
 - C. SPA No. 03-06 - Conditions of Approval
 - D. Director's Response Letter, December 2, 2003
 - E. Project Plans and Photographs
 - 3. Draft Planning Commission Minutes (portion – March 3, 2004)

CITY COUNCIL STAFF REPORT
(APRIL 13, 2004)



City of Loma Linda Official Report

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Karen Hansberger, Mayor pro tempore
Robert Christman, Councilmember
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COUNCIL AGENDA: April 13, 2004

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VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP,
Community Development Director

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RECOMMENDATION

The recommendation is that the City Council deny the Appeal and uphold the Planning Commission's decision regarding the improvements required as per the Conditions of Approval.

Staff also recommends that the City Council apply the new Appeal fee of \$100 to each Appeal request (as opposed to the old fee of \$800 per request) for a total of \$200 and deny the request for a waiver of fees.

BACKGROUND

On March 3, 2004, the Planning Commission considered the Appeal request in a noticed public hearing. The Planning Commission denied the Appeal and upheld staff's decision to require the removal of an existing driveway and approach on Mission Road as part of the approval for a garage conversion, construction of a new two-car garage, and room addition at the rear on their property located at 25806 Mission Road. On March 8, 2004, the applicant submitted another letter appealing the Planning Commission's decision to the City Council (see Attachment 1).

Additional background information and analysis of the original appeal request is contained in Attachment 2 (Planning Commission Staff Report, March 3, 2004). A copy of the Draft Minutes (portion) for the March 3, 2004 Planning Commission meeting is contained in Attachment 3.

ANALYSIS

Appeal Request

The applicant, Mrs. Orchid Gile is requesting that the City Council consider an Appeal of a Planning Commission and staff decision to require the removal of an existing driveway and approach on Mission Road, which was required as part of the approval for a garage conversion, construction of a new two-car garage and room addition at the rear on their property located at 25806 Mission Road. A copy of the project plans and some photographs are available in Attachment E of Attachment 2. The specific requirement for the removal of the existing driveway is contained in Condition of Approval No. 5, as follows:

“The existing driveway apron and drive leading to the existing garage facing Mission Road shall be removed and landscaped. A new curb and gutter shall be installed per City Standards. An encroachment permit will be required from the City’s Public Works Department.”

The Planning Commission’s and staff’s reasons for requiring the removal of the existing approach and driveway are outlined in the December 2, 2003 Letter (Attachment D of Attachment 2) to Mrs. Gile. The City’s policy is that single-family residential lots are accessed by one approach and driveway. The Loma Linda Municipal Code (LLMC) Section 17.02.380, *Off-street Parking Space, Private* defines an off-street parking space, as follows: “...a permanently maintained space on a lot or parcel of land designed to serve, and of adequate size, location and arrangement to permit the required storage of, and be readily accessible to, a motor vehicle. Such a space shall not be located within any front setback area.” Based on the preceding and the policy mentioned above, staff approved SPA No. 03-06 contingent upon the removal of the existing approach and driveway. The Planning Commission agreed with staff on these points.

During the Planning Commission meeting on March 3, 2004, the applicant stated that she wanted to keep the driveway on Mission Road because her elderly mother lives with her and that when her mother’s friends pick her up for an outing, they have to park on Mission Road. For their safety, she would like to retain the original driveway. Mrs. Gile admitted that she knew of the requirement to remove the driveway. She stated that the new driveway on Oak Street, which leads to the new garage, is gated and locked at all times for security reasons. She went on to state that she did not want to provide her mother with a key to the gate or leave the gate open and/or unlocked for reasons of safety and convenience. Due to the gate and lock, the Commissioners felt that the new driveway and garage would not be used for purposes of parking and storing vehicles.

The new approach, driveway, and two-car garage with access off of Oak Street meets the City’s requirements and will adequately serve the property and eliminate a potential point of vehicle conflict on Mission Road. Staff Given the amount of development proposed to occur in the area, staff would like to limit direct access from private properties onto Mission Road. Existing driveway approaches will be phased out over time as opportunity permits.

Fee Waiver Request

The applicant is requesting that the filing fees be waived for her Appeal to the Planning Commission and her follow-on Appeal to the City Council. Both Appeals were submitted to the Community Development Department prior to April 1, 2004 and as such, the fee for each request is \$800 for a total of \$1600. However, the staff recommends that the newly adopted fee of \$100 for owner occupied single-family residences be applied for a total of \$200.

ENVIRONMENTAL

The SPA Project and related Appeal are eligible for a Class 3 Categorical Exemption from the California Environmental Quality Act (CEQA) [CEQA Guidelines § 15303(e)], which provides for conversion of and minor additions to single-family residences on an individual basis.

FINANCIAL IMPACT

Staff does not anticipate any financial impacts to the City that might result from upholding or granting the Appeal request. There is a financial impact of \$200 if the request for a waiver of the Appeal fees is granted.

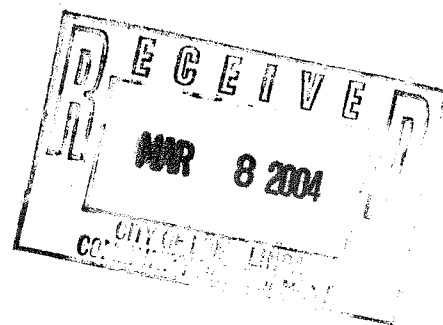
ATTACHMENTS

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2. Planning Commission Staff Report (March 3, 2004)
 - A. Site Vicinity Map
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3. Draft Planning Commission Minutes (portion – March 3, 2004)

I:\Project Files\SPA\spa 03-06 - Gile\CC Staff Report - Appeal & Fee Waiver.doc

APPLICANT'S LETTER OF APPEAL
(MARCH 8, 2004)

ORCHID GILE
25806 MISSION RD
LOMA LINDA, CA 92354



FLOYD PETERSON, MAYOR
CITY OF LOMA LINDA
LOMA LINDA, CA. 92354

DEAR MR. MAYOR AND THE LOMA LINDA CITY COUNCIL:

I, ORCHID GILE, OWN A HOUSE AT 25806 MISSION RD IN THE CITY OF LOMA LINDA. SIX MONTHS AGO, I HAD SOME RENOVATIONS AND ADDITIONS DONE TO THE EXISTING STRUCTURE WHICH INCLUDED A NEW GARAGE AND DRIVEWAY. THE OLD GARAGE WAS CONVERTED INTO A FAMILY ROOM. I AM SUBMITTING THIS LETTER TO THE COUNCIL BECAUSE I WOULD LIKE TO RETAIN THE OLD DRIVEWAY, MAINLY BECAUSE I HAVE MY ELDERLY MOTHER LIVING WITH ME. WHEN HER FRIENDS PICK HER UP OR DROP HER OFF FROM TIME TO TIME, I CAN SEE THAT IT IS SAFER FOR HER AND HER ALSO ELDERLY FRIENDS TO USE THIS DRIVEWAY AS OPPOSED TO CURBSIDE PARKING, BECAUSE MISSION ROAD HAS HEAVY AND FAST TRAFFIC. THIS WILL BE MORE SO WHAT WITH THE BUILDING OF MANY MORE HOMES A FEW METERS EAST OF OUR HOME. MY NEW DRIVEWAY IS AROUND THE CORNER OFF OF OAK STREET (PLEASE SEE ACCOMPANYING SKETCH AND PICTURES) AND IS NOT READILY ACCESSIBLE TO GUESTS WHEN THE GATE IS CLOSED. MY MOTHER IS 86 YEARS OLD, BUT IS STILL IN GOOD HEALTH AND ACTIVE WITH THE CHURCH AND COMMUNITY.

I HAVE APPEALED TO THE LOMA LINDA CITY BUILDING AND SAFETY DEPARTMENT TO ALLOW ME TO KEEP THIS DRIVEWAY, BUT MY REQUEST WAS DENIED BY THE PLANNING COMMITTEE. THEREFORE I AM BRINGING MY PLIGHT TO YOURS AND THE CITY COUNCILS CONSIDERATION. ENCLOSED IS A SKETCH OF MY PROPERTY, WHICH IS ON THE CORNER OF OAK STREET AND MISSION RD, SHOWING THE OLD AND NEW DRIVEWAYS. ALSO ENCLOSED ARE PICTURES SHOWING BOTH DRIVEWAYS AND THE FRONT OF THE HOUSE SHOWING THE BAY WINDOW OF THE NEW FAMILY ROOM. AS FOR AESTHETICS, I THINK THAT I HAVE MADE A PRECEDENCE IN TRYING TO IMPROVE MY NEIGHBORHOOD. MY HOME IS PART OF A TRACT THAT WAS DEVELOPED IN THE LATE 1970'S SO THE HOMES AROUND HERE MOSTLY NEED NEW "FACE LIFTS". MY NEIGHBORS HAVE COME AROUND ASKING TO SEE MY RENOVATIONS AND HAVE EXPRESSED INTENTIONS OF ALSO MAKING IMPROVEMENTS TO THEIR HOMES. THIS SHOULD MAKE OUR NEIGHBORHOOD A BETTER LOOKING AREA IN OUR CITY.

I WOULD ALSO LIKE TO SEEK A WAVER OF APPEAL FEES TO THE PLANNING COMMISSION AND CITY COUNCIL, DUE TO DENIAL OF APPEAL FROM APPROVAL LETTER FOR SMALL PROJECT APPLICATION.

IT IS MY STRONG CONVICTION THAT THE COUNCIL WILL STUDY MY APPEAL AND CONSIDER MY REQUEST IN THE BEST INTEREST OF SOME OF OUR SENIOR CITIZENS WHO ARE STILL VERY INVOLVED IN CHURCH AND COMMUNITY ACTIVITIES.

I WILL ATTEND THE NEXT COUNCIL MEETING AT CITY HALL TO PRESENT MY CASE IF I MAY. THANK YOU VERY MUCH FOR YOUR TIME.

SINCERELY YOURS,

ORCHID GILE

Orchid Gile

3/8/04

**PLANNING COMMISSION
STAFF REPORT
(MARCH 3, 2004)**

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF MARCH 3, 2004

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: SMALL PROJECT APPLICATION (SPA) NO. 03-06 - The applicant is appealing a staff decision to require the removal of an existing driveway and approach on Mission Road, which is part of the approval for a garage conversion, construction of a new two-car garage and room addition at the rear on their property located at 25806 Mission Road (see Attachment A, Site Vicinity Map).

SUMMARY

The applicant is requesting that the Planning Commission consider her Appeal of a staff decision to require the removal of an existing driveway and approach on Mission Road, which was required as part of the approval for a garage conversion, construction of a new two-car garage and room addition at the rear on their property located at 25806 Mission Road. A copy of the Appeal Letter from Orchid Gile (directed to Mayor Floyd Petersen and the City Council) is available in Attachment B.

RECOMMENDATION

The recommendation is that the Planning Commission deny the Appeal and uphold staff's decision regarding the removal of the existing driveway and approach on Mission Road, and replacement with landscaping, sidewalk and full-height curb, and gutter as required by Condition No. 5 (see Attachment C, SPA No. 03-06 Conditions of Approval).

PERTINENT DATA

Property Owner/Applicant:	Mrs. Orchid Gile
General Plan:	Low Density (1 to 4 dwelling units/acre)
Zoning:	R1, Single Residence Zone
Site:	0.16 acres in size

Topography:	Relatively flat
Vegetation:	Typical residential landscape materials
Special Features:	Single-family Residence on a corner lot a two car garage, two driveways, and two driveway approaches

BACKGROUND

On May 26, 2003, the Small Project Application (SPA) No. 03-06 was submitted to the City for review. The project proposed to convert a two-car garage (430 square feet) to a family room, and construct a new, two-car garage (506 square feet) with access off of Oak Street, and a new, bedroom (551 square feet).

The Administrative Review Committee (ARC) reviewed and approved the project on June 3, 2003 subject to Conditions of Approval. The ARC included requirements in Condition No. 5 for the removal of the existing driveway and approach on Mission Road and installation of landscaping (in the front yard area), sidewalk and full-height curb, and gutter on Mission Road.

A Notice of Public Hearing for June 16, 2003 was posted for the project and notices were mailed to persons and/or organizations located within a 300-foot radius of the property. Following the public hearing, Community Development staff approved the project and forwarded an approval letter with Conditions of Approval to the applicant.

A Building Permit was issued for the project on June 26, 2003 and construction occurred from that date until the middle of November 2003. The project planner, Raul Colunga performed a final inspection for the Planning Division on November 24, 2004. At that time, it was noted that the existing driveway and approach on Mission Road had not been removed pursuant to Condition No. 5.

The applicant appealed the situation to the Community Development Director on November 26, 2003. Staff prepared a response explaining why compliance with Condition No. 5 is necessary (see Attachment D, Director's Response Letter, December 2, 2003).

On February 2, 2004, the applicant submitted her Appeal Letter (dated January 31, 2004) for consideration of the City Council. Community Development staff contacted the Gile Family to let them know about the Appeal process through the Planning Commission regarding land use and compliance issues. Mr. Gile was amenable to scheduling the Appeal hearing for the March 3, 2004 Agenda.

The applicant has also requested a waiver of the Appeal fee and will forward that request to the City Council for their consideration, pending completion of the Planning Commission review of the Appeal.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The SPA Project and related Appeal are eligible for a Class 3 Categorical Exemption from the California Environmental Quality Act (CEQA) [CEQA Guidelines § 15303(e)], which provides for conversion of and minor additions to single-family residences on an individual basis.

ANALYSIS

Project Description

As stated, the applicant is requesting that the Planning Commission consider her Appeal of a staff decision to require the removal of an existing driveway and approach on Mission Road, which was required as part of the approval for a garage conversion, construction of a new two-car garage and room addition at the rear on their property located at 25806 Mission Road. A copy of the project plans and some photographs are available in Attachment E.

Public Comments

The SPA Project and Appeal were both noticed for public hearings (postings and mailings). To date, staff has not received any verbal or written comments on the Appeal request.

Analysis

The reasons for removing the existing approach and driveway are outlined in the December 2, 2003 Letter (Attachment D). The City's policy is that single-family residential lots are accessed by one approach and driveway. The Loma Linda Municipal Code (LLMC) Section 17.02.380, *Off-street Parking Space, Private* defines an off-street parking space, as follows: "...a permanently maintained space on a lot or parcel of land designed to serve, and of adequate size, location and arrangement to permit the required storage of, and be readily accessible to, a motor vehicle. Such a space shall not be located within any front setback area." Based on the preceding and the policy mentioned above, staff approved SPA No. 03-06 contingent upon the removal of the existing approach and driveway.

The new approach, driveway, and two-car garage with access off of Oak Street meets the City's requirements and will adequately serve the property and eliminate a potential point of vehicle conflict on Mission Road. Staff Given the amount of development proposed to occur in the area, staff would like to limit direct access from private properties onto Mission Road. Existing driveway approaches will be phased out over time as opportunity permits.

CONCLUSION

The Appeal request is not consistent with City policy to allow one approach and driveway per single-family residential lot. At this time, the project is not in compliance with Condition of Approval No. 5, which requires the removal of the existing approach and driveway on Mission Road. Allowing the existing approach and driveway to remain is in violation of City Code Section 17.02.380, *Off-street Parking Space, Private* because it would establish a permanent parking area in the front setback area. The property is adequately served by the new approach and driveway on Oak Street. Due to the future development proposed in the area, staff intends to phase out all of the existing driveways on Mission Road overtime as opportunity permits.

The project is exempt from CEQA pursuant to the CEQA Guidelines § 15303(e) as previously described.

ATTACHMENTS

- A. Site Vicinity Map
- B. Appeal Letter from Orchid Gile, January 31, 2004
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CITY OF LOMA LINDA
PLANNING COMMISSION

APPROVED DEINED
CONTINUED

TO:

AT THE MEETING OF:

March 3, 2004

BY:

Jocelyne Arabe
PLANNING COMMISSION SECRETARY

SITE VICINITY MAP

← TO LOS ANGELES I - 10 TO PALM SPRING →

MOUNTAIN VIEW BL

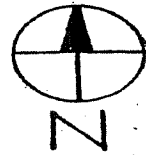
REDLANDS BL

SITE

OAK

MISSION RD

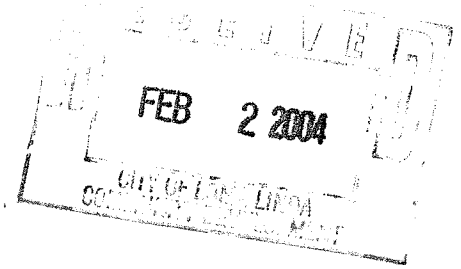
VICINITY MAP



**APPEAL LETTER FROM ORCHID GILE,
JANUARY 31, 2004**

ORCHID GILE
25806 MISSION RD
LOMA LINDA, CA 92354

(909) 796-7576
JANUARY 31, 2004



FLOYD PETERSON, MAYOR
CITY OF LOMA LINDA
LOMA LINDA, CA. 92354

DEAR MR. MAYOR AND THE LOMA LINDA CITY COUNCIL:

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I HAVE APPEALED TO THE LOMA LINDA CITY BUILDING AND SAFETY DEPARTMENT TO ALLOW ME TO KEEP THIS DRIVEWAY, BUT MY REQUEST WAS DENIED; THEREFORE I AM BRINGING MY PLIGHT TO YOURS AND THE CITY COUNCILS CONSIDERATION. ENCLOSED IS A SKETCH OF MY PROPERTY, WHICH IS ON THE CORNER OF OAK STREET AND MISSION RD, SHOWING THE OLD AND NEW DRIVEWAYS. ALSO ENCLOSED ARE PICTURES SHOWING BOTH DRIVEWAYS AND THE FRONT OF THE HOUSE SHOWING THE BAY WINDOW OF THE NEW FAMILY ROOM. AS FOR AESTHETICS, I THINK THAT I HAVE MADE A PRECEDENCE IN TRYING TO IMPROVE MY NEIGHBORHOOD. MY HOME IS PART OF A TRACT THAT WAS DEVELOPED IN THE LATE 1970'S SO THE HOMES AROUND HERE MOSTLY NEED NEW "FACE LIFTS". MY NEIGHBORS HAVE COME AROUND ASKING TO SEE MY RENOVATIONS AND HAVE EXPRESSED INTENTIONS OF ALSO MAKING IMPROVEMENTS TO THEIR HOMES. THIS SHOULD MAKE OUR NEIGHBORHOOD A BETTER LOOKING AREA IN OUR CITY.

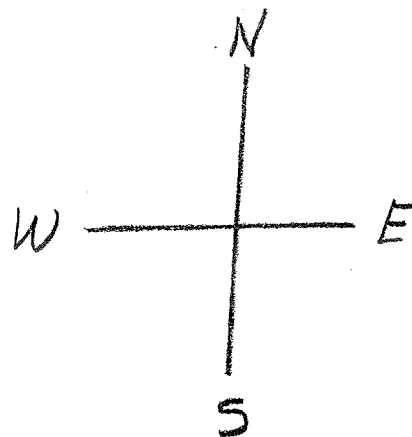
ALSO ENCLOSED IS A COPY OF MY LETTER TO THE DIRECTOR OF THE LOMA LINDA CITY PLANNING, BUILDING AND SAFETY DEPARTMENT.

IT IS MY STRONG CONVICTION THAT THE COUNCIL WILL STUDY MY APPEAL AND CONSIDER MY REQUEST IN THE BEST INTEREST OF SOME OF OUR SENIOR CITIZENS WHO ARE STILL VERY INVOLVED IN CHURCH AND COMMUNITY ACTIVITIES.

I WILL ATTEND THE NEXT COUNCIL MEETING AT CITY HALL TO PRESENT MY CASE IF I MAY. THANK YOU VERY MUCH FOR YOUR TIME.

SINCERELY YOURS,

Orchid Gile



25806 MISSION RD
LOMA LINDA, CA 92354



ATTACHMENT C

SMALL PROJECT APPLICATION (SPA) NO. 03-06 CONDITIONS OF APPROVAL

1. Within one (1) year of this approval, substantial construction of the project shall have commenced or the permit/approval shall become null and void. In addition, if construction of the project is discontinued for a period of six (6) months, then the permit/approval shall become null and void.

PROJECT:

SPA NO. 03-06

EXPIRATION DATE:

JUNE 18, 2004

2. Pursuant to CEQA Code Section 15303(e), the proposed project is a Class 3 exemption due to the construction of a new two car garage and additional living space.
3. Construction shall be in substantial conformance with the project plans approved by City staff otherwise, the permit/approval shall be null and void and a new application, submittals, and fees shall be required.
4. All utilities to the site to be underground.
5. The existing driveway apron and drive leading to the existing garage facing Mission Road shall be removed and landscaped. A new curb and gutter shall be installed per City Standards. An encroachment permit will be required from the City's Public Works Department.

**DIRECTOR'S RESPONSE LETTER,
DECEMBER 2, 2003**



City Of Loma Linda

25541 Barton Road, Loma Linda, California 92354-3160 • (909) 799-2830 • FAX (909) 799-2894

From The Department Of Community Development

December 2, 2003

Mrs. Orchid Gile
25806 Mission Road
Loma Linda, California 92354

**RE: A REQUEST TO PRESERVE THE SOUTH DRIVEWAY AND APPROACH FOR
THE PROPERTY LOCATED AT 25806 MISSION ROAD.**

Dear Mrs. Gile:

Thank you for your letter dated November 24, 2003. Staff has reviewed your request (outlined above) and determined that the removal of the south driveway and approach is required as a condition of the City's approval for Small Project Application (SPA) No. 03-06. City staff cannot approve your request for several reasons, as follows:

1. The Loma Linda Municipal Code (LLMC), Title 17 (Zoning) requires that a driveway lead to a covered and enclosed, two-car garage space. Due to the conversion of your existing garage to livable area, the south driveway no longer leads to a usable two-car garage. LLMC Section 17.02.380 prohibits off street parking within the front yard setback.
2. The City's policy is that access to each single-family residential lot is provided by one driveway and approach. The new driveway, approach, and two-car garage built on the Oak Street side of your property were constructed as per the approved plans for SPA No. 03-06 and contingent upon the removal of the existing driveway and approach.
3. As a result of several large development projects in the area, staff anticipates that the traffic on Mission Road will increase substantially over the next several years. The potential for traffic accidents on Mission Road will increase proportionally. For this reason, direct access to Mission Road will be limited and no new driveway approaches will be approved. Existing driveway approaches will be phased out over time as opportunity permits.

Staff's letter of approval for SPA No. 03-06 dated June 18, 2003, included the Conditions of Approval for the project. Condition No. 5 requires that the driveway and approach fronting on Mission Road be removed and landscaped. In addition, you will need to remove and replace the existing depressed curb with full height curb.

Inspections of off-site improvements are required through the Public Works Department. Please understand that the Community Development Department cannot finalize your building project or allow occupancy pending full compliance with the approved plans and Conditions of Approval for SPA No. 03-06.

Please address this issue at your earliest convenience and contact Assistant Planner Raul Colunga for an inspection to verify compliance with Condition No. 5 and other conditions and requirements, as applicable. If you have any questions or concerns, please feel free to contact me at 799-2830.

Sincerely,

A handwritten signature in black ink that reads "Deborah Woldruff". The signature is written in a cursive style with a large, looped initial "D".

Deborah Woldruff, AICP
Director

CC: Lori Lamson, Senior Planner
Jim Barrett, Building Inspection Supervisor
Jeff Peterson, Associate Engineer
Project File - SPA No. 03-06

PROJECT PLANS AND PHOTOGRAPHS

NOTES

1. PERMITS ARE REQUIRED FOR ELECTRICAL, MECHANICAL, PLUMBING, AND STREET USE FOR NEW DRIVEWAY APPROACH.
2. VERIFY THE LOCATIONS OF THE STRUCTURES ON PROPERTY AND/OR VERIFY THE GRADE ELEVATIONS THROUGH EXISTING CITY RECORDS OR A SURVEY OF THE SUBJECT PROPERTY BY A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA MAY BE REQUIRED BY THE CITY OF LOMA LINDA USE THE EXISTING HVAC EQUIPMENT TO HEAT THE NEW DWELLING AREA BY EXTENDING THE DUCTWORK.
- 3.

DESCRIPTION OF WORK:

CONSTRUCT A NEW GARAGE AND BEDROOM ATTACHED TO THE NORTH SIDE OF EXISTING DWELLING. CONVERT THE EXISTING GARAGE INTO A RECREATION ROOM.

TABULATIONS

APPLICABLE CODES:
CURRENT EDITIONS OF UBC, UPC, UMC,
NEC AS ADOPTED AND AMENDED BY THE
STATE OF CALIFORNIA TITLE 24 CCR AND
THE CITY OF LOMA LINDA MUNICIPAL CODE

OCCUPANCY GROUP:
R3 (DWELLING)
U1 (GARAGE)
CONSTRUCTION TYPE: VN

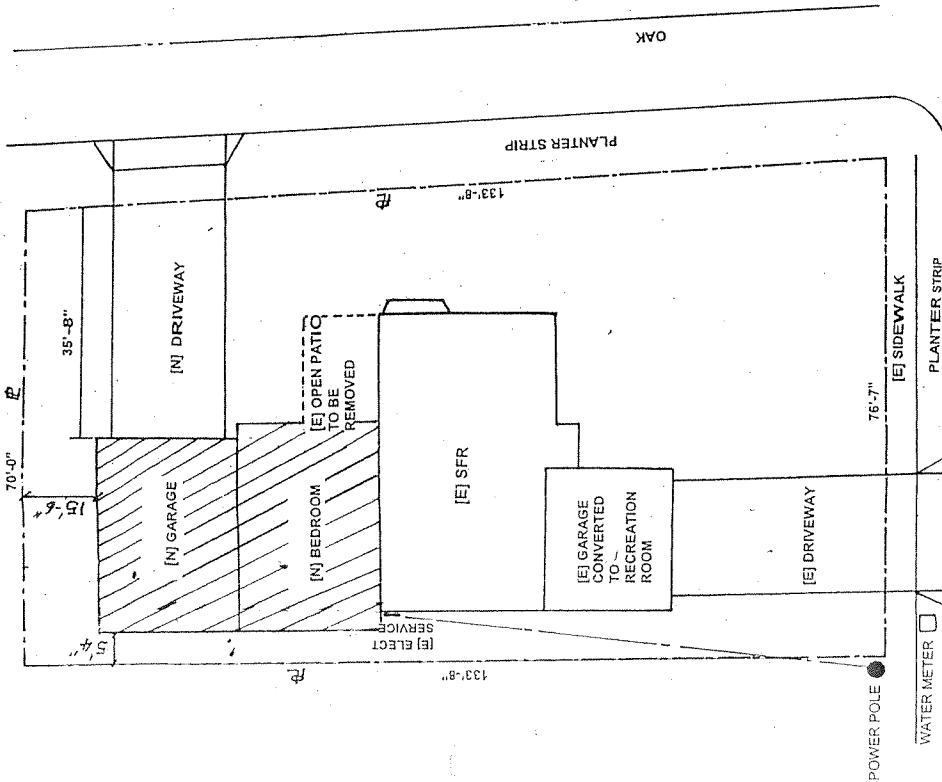
BUILDING AREA:
EXISTING DWELLING: 1,204 S.F.
EXISTING GARAGE: 430 S.F.
ADDITION DWELLING: 297 S.F.
NEW GARAGE: 297 S.F.
TOTAL BUILDING AREA: 2,697 S.F.

LOT AREA: 9,800 S.F.
LOT COVERAGE: 17.5%

USE: SINGLE FAMILY RESIDENCE, GARAGE

DESCRIPTION OF WORK:

CONSTRUCT A NEW GARAGE AND BEDROOM ATTACHED TO THE NORTH SIDE OF EXISTING DWELLING. CONVERT THE EXISTING GARAGE INTO A RECREATION ROOM.



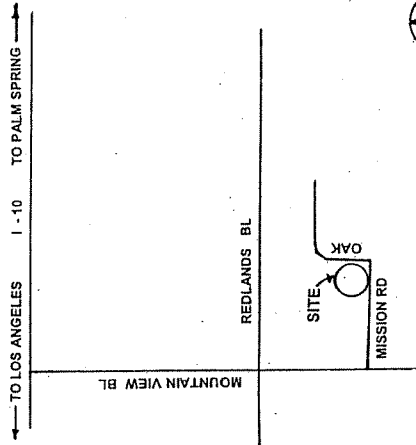
MISSION RD

PLOT PLAN

SCALE: 1" = 20 FT.



VICINITY MAP



RECEIVED

MAY 28 2003

City of Loma Linda
PERMIT CENTER

PROJECT NAME: GARAGE & ROOM ADDITION

PROJECT ADDRESS: 25806 MISSION ROAD

LOMA LINDA, CA 95354

OWNER: ORCHID R. GILE

ADDRESS: 25806 MISSION ROAD

LOMA LINDA, CA 95354

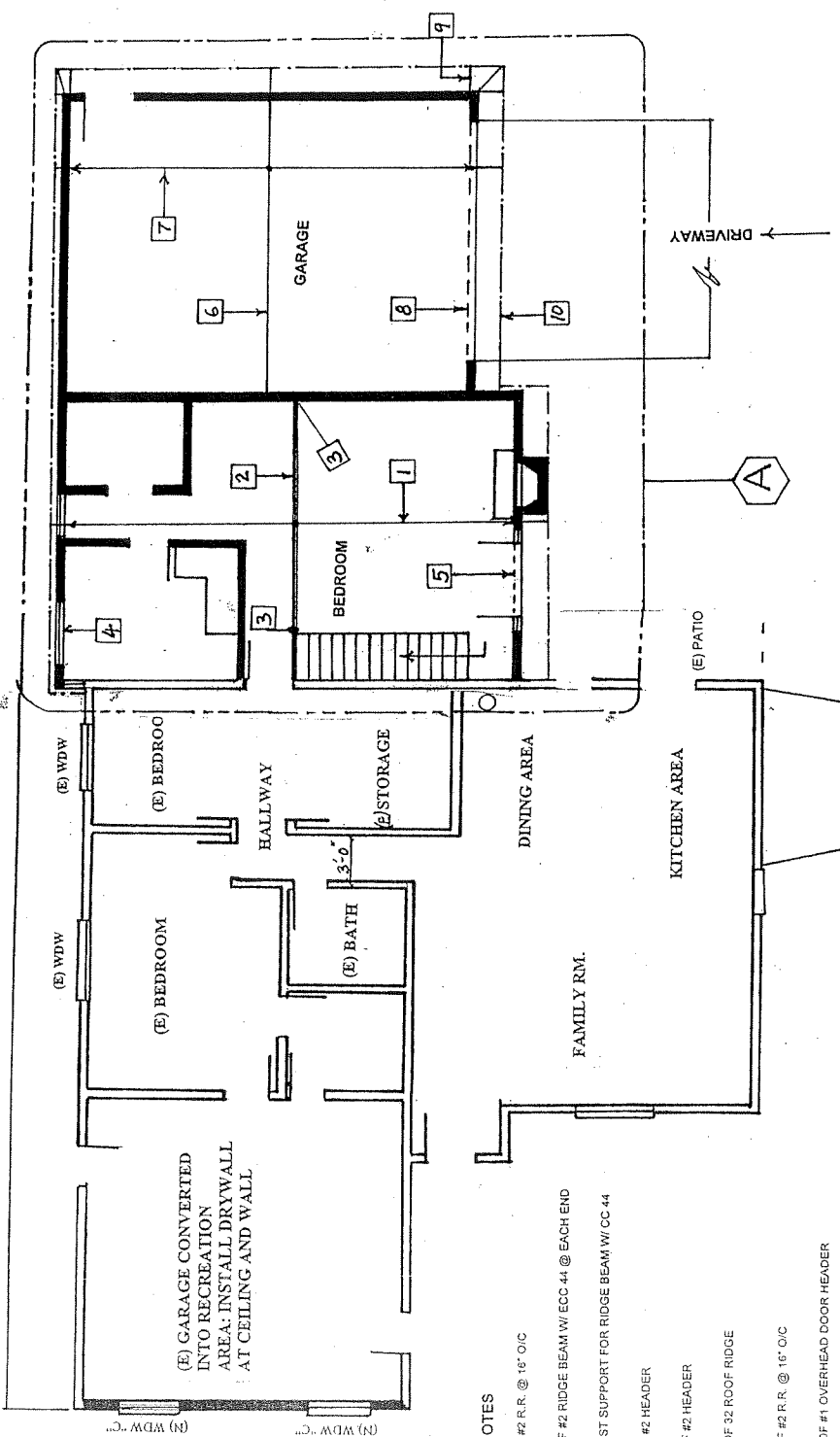
PHONE: 877/339-0513

SHEET NUMBER

1 of 12

COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT NO. SM 2003-0006 DATE: 5/28/03
RELATED PROJECTS:

EXISTING NEW



FLOOR and ROOF FRAMING PLAN
SCALE 1/8" = 1 FT.

- KEYNOTES**
- 1 2X8 DF #2 R.R. @ 16" O/C
 - 2 4X12 DF #2 RIDGE BEAM W/ ECC 44 @ EACH END
 - 3 4X4 POST SUPPORT FOR RIDGE BEAM W/ CC 44
 - 4 4X4 DF #2 HEADER
 - 5 4X8 DF #2 HEADER
 - 6 2X10 DF 32 ROOF RIDGE
 - 7 2X8 DF #2 R.R. @ 16" O/C
 - 8 4X14 DF #1 OVERHEAD DOOR HEADER
 - 9 2X4 FLAT OUTLOOKER
 - 10 2X10 DF #2 EAVE BARGE

MINIMUM CEILING HEIGHT = 7'-6"

NATURAL LIGHT/VENTILATION REQUIREMENT
WITH CONDITIONED AREA = 440 S.F.:

- REQUIRED NATURAL LIGHT @ 10%: 44 S.F.
- PROVIDED OPENING: 55 S.F.
- REQUIRED VENTILATION: @ 5%: 22 S.F.
- PROVIDED VENTILATION: 30 S.F.

WALL SCHEDULE	
	EXISTING WALL
	NEW STUD WALL 2X4 @ 16" O/C

INSULATION SCHEDULE	
CEILING R-30 WALL R-13	

FINISH SCHEDULE	
DWELLING FLOOR : CARPET BATHROOM : VINYL GARAGE FLOOR : CONCRETE FINISH WALL : GYPSUM BOARD WITH FINISH	

DOOR SCHEDULE	
EXTERIOR : 6'-0" X 6'-8" French Door	




LIGHT & VENTILATION ANALYSIS:
NET LIVABLE AREA: 430 S.F.
AREA OPENING PROVIDED: 43.5 S.F.
AREA OPENING REQUIRED: 43 S.F.

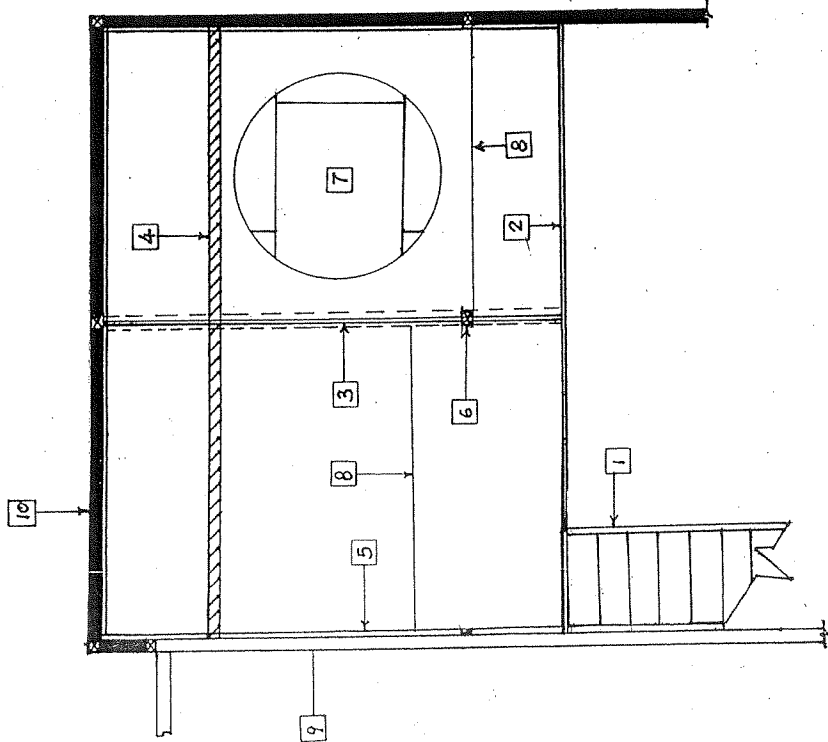
- ELECTRICAL SYMBOLS**
- SURFACE LIGHT
 - HANGING LIGHT
 - RECESSED LIGHT
 - OUTLET
 - GFI OUTLET
 - 220V OUTLET
 - SPOTLIGHT
 - SWITCH
 - 3 WAY SWITCH
 - DIMMER SWITCH
 - TELEPHONE JACK
 - SMOKE DETECTOR
 - WALL MOUNTED LIGHT
 - CABLE TELEVISION
 - EXHAUST FAN / FLOOR LIGHT
 - EXHAUST FAN

PROJECT NAME: GARAGE & ROOM ADDITION
PROJECT ADDRESS: 25806 MISSION ROAD
OWNER: ORCHID R. GILE
25806 MISSION ROAD
LOMA LINDA, CA 95354
PHONE: 877/339-0513

SHEET NUMBER
2 of 12

KEYNOTES

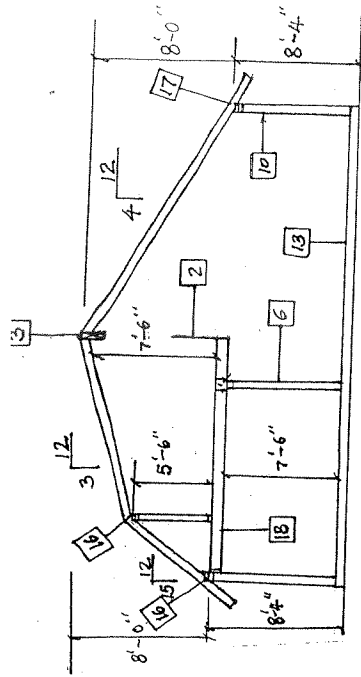
- 1 34"-36" HIGH HANDRAIL. SEE DETAIL 
- 2 36" HIGH GAUDDRAIL. SEE DETAIL 
- 3 6X8 DF #1 FLOOR BEAM
- 4 5' - 6" HIGH PARTITION WALL W/ 2X4 STUD @ 16" O/C
- 5 2X6 DF 32 LEDGER W/ 3/8" X 5' LAG BOLT TO STUD @ 16" O/C
- 6 4X4 POST SUPPORT W/ C446 / CB 44
- 7 1/2" CDX PLYWOOD SUBFLOOR W/ 10D NAILS @ 4:12
- 8 2X8 DFF2 @ 16" O/C FLOOR JOIST
- 9 EXISTING WALL
- 10 NEW WALL 2X4 STUD @ 16" O/C
- 11 HU 208 HANGER @ EACH END
- 12 4X12 RIDGE BEAM
- 13 3.5" CONCRETE FLOOR SLAB
- 14 2-2X4 TOP PLATE W/ A-35 @ 24" O/C FOR SHEAR TRANSFER AND 10D NAILS AT EACH SIDE OF CHORD SPLICE OR 
- 15 2X10 ROOF RIDGE
- 16 H2.5A HURRICANE STRAP @ EACH END OF RAFTER
- 17 H10-2 SIMPSON STRAP OR HURRICANE STRAP
- 18 1/2" GYPSUM BOARD FOR CEILING AND WALL



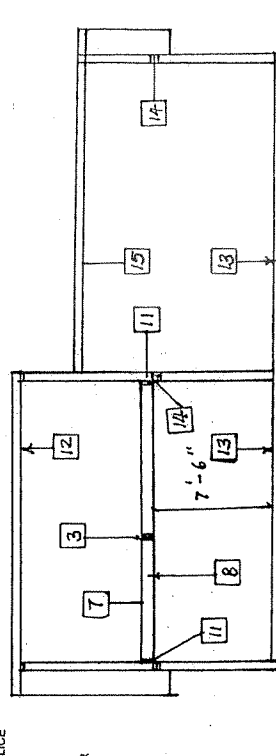
LOFT PLAN

SCALE 1/4" = 1 FT.

SECTION A-A



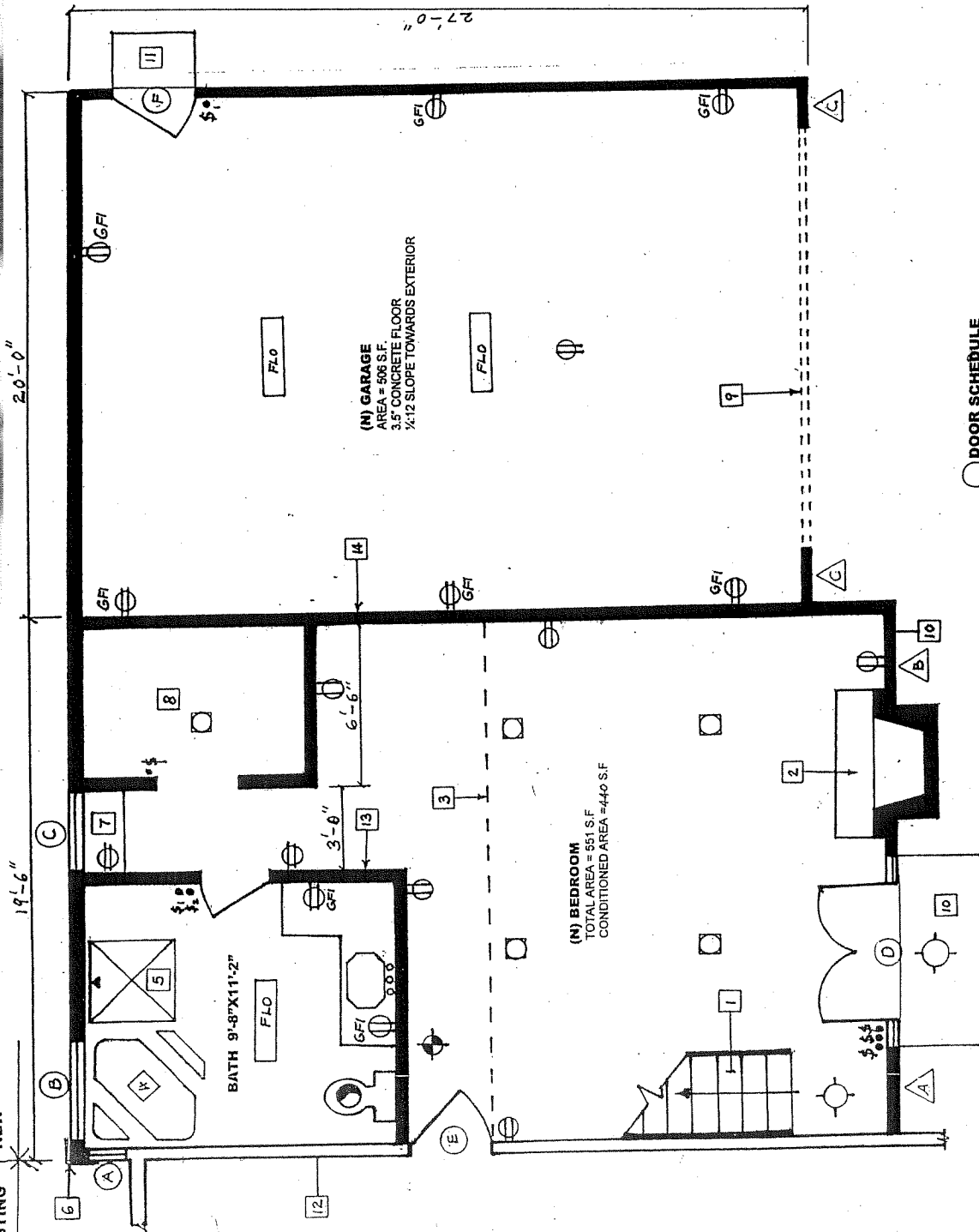
SECTION B-B



PROJECT NAME: GARAGE & ROOM ADDITION
 PROJECT ADDRESS: 25806 MISSION ROAD
 LOMA LINDA, CA 95354
 OWNER: ORCHID R. GILF
 25806 MISSION ROAD
 LOMA LINDA, CA 95354
 PHONE: 8777/339-0513

SHEET NUMBER

3 of 12



KEYNOTES:

- 1 STAIRWAY 3 FT. WIDE W/ 36" HIGH HANDRAIL
- 2 MAJESTIC FIREPLACE W/ ICBO #5677.
- 3 1-LOFT LINE ABOVE
- 4 TUB W/ 12"X12" MOTOR ACCESS PANEL.
- 5 TILE SHOWER W/ PRESSURE BALANCE VALVE.
- 6 SIMPSON STRAP 6224 STRAP @ COR. TOP PLATE
- 7 VANITY AREA
- 8 WLK-IN CLOSET
- 9 4"X14" GARAGE HEADER
- 10 ENTRY WAY CONCRETE STOOP
- 11 GARAGE SIDE CONCRETE STOOP
- 12 EXISTING WALL
- 13 NEW WALL
- 14 1-HOUR WALL TO ROOF SHEATHING GARAGE SIDE

SHEAR WALL SCHEDULE

- A 7/16" CDX PLYWOOD @ EACH SIDE W/ 8d NAILS 4:12 W/ 2-2X24 END STUD AND HD5A HOLD DOWN ANCHOR PROVIDE (2) 5/8" X 10 DIA. A.B. AND 2X2X3/16 WASHER
- B 3/8" CDX PLYWOOD SHEAR WALL W/ 8d NAILS @ 6:12 W/ 5/8" DIA. A.B. @ 24" O.C. W/ 2X2X3/16 WASHER
- C SIMPSON STRONG WALL ISW 24X3 W/ FOOTING DEFENED FOR SSB 28

WINDOW SCHEDULE

- A 16" X 24" SLIDER DUAL GLAZED W/ U-VALUE = 0.4
- B 42" X 24" SLIDER DUAL GLAZED W/ U-VALUE = 0.4
- C 32" X 24" SLIDER DUAL GLAZED W/ U-VALUE = 0.40

DOOR SCHEDULE

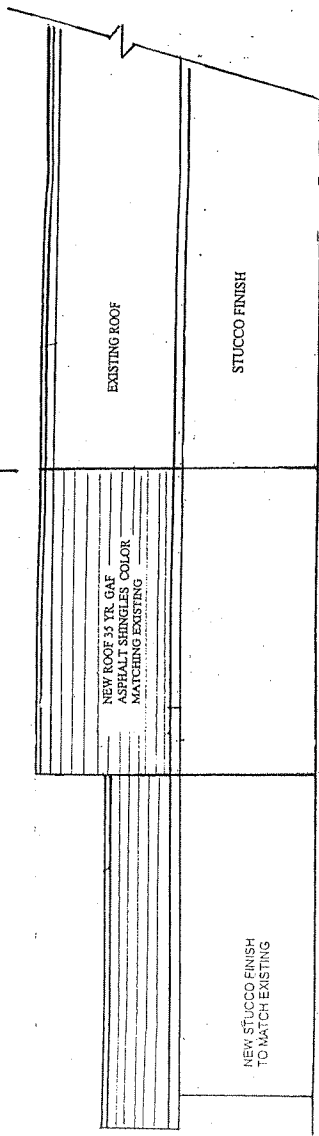
- D 7'-0" X 8'-0" FRENCH DOOR W/ TRANSOM & SIDELIGHT
- E 3'-0" X 6'-8" Solid Wood Door
- F 3'-0" X 6'-8" Solid Wood Door

GROUND FLOOR PLAN

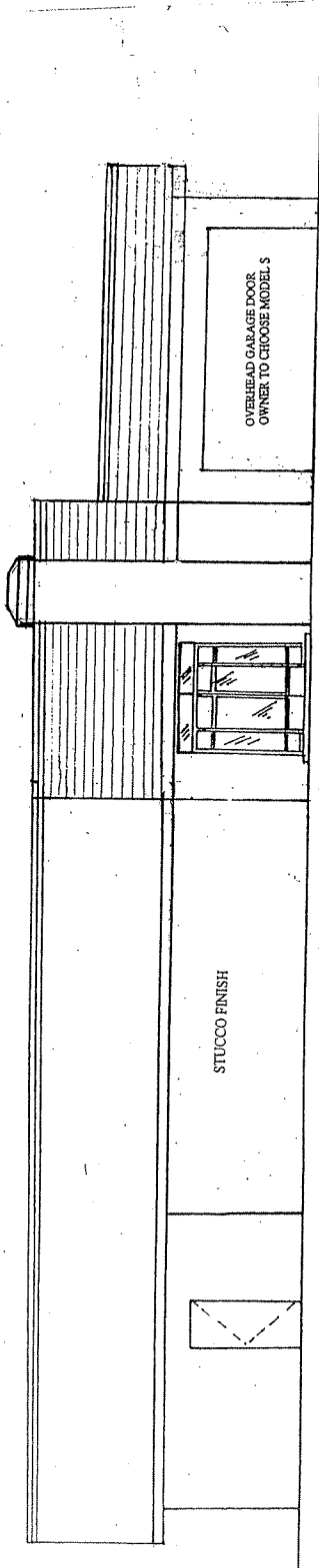
SCALE: 1/4" = 1 FT.

PROJECT NAME: GARAGE & ROOM ADDITION
PROJECT ADDRESS: 25805 MISSION ROAD
OWNER: LOMA LINDA R. GILE
25805 MISSION ROAD
LOMA LINDA, CA 95354
PHONE: 877/339-0513
SHEET NUMBER: 4 of 12

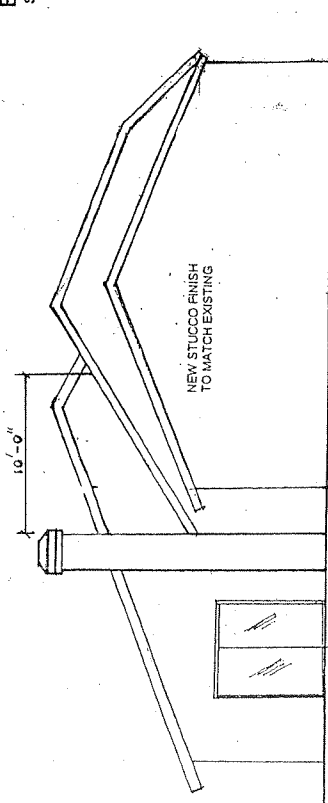
EXISTING



WEST ELEVATION
SCALE: 1/8" = 1.0 FT.



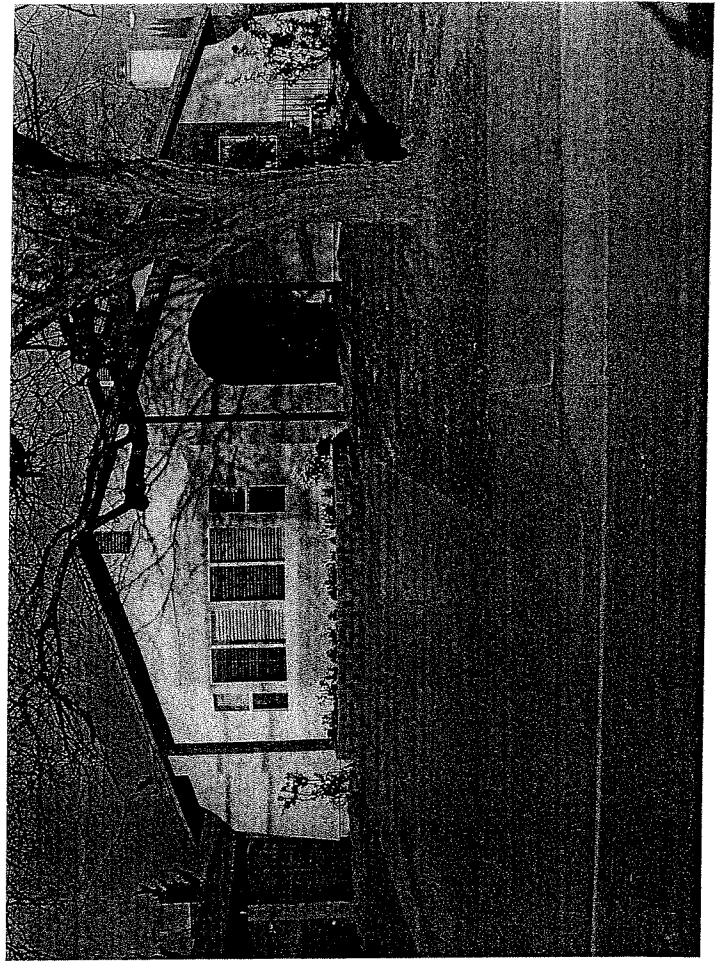
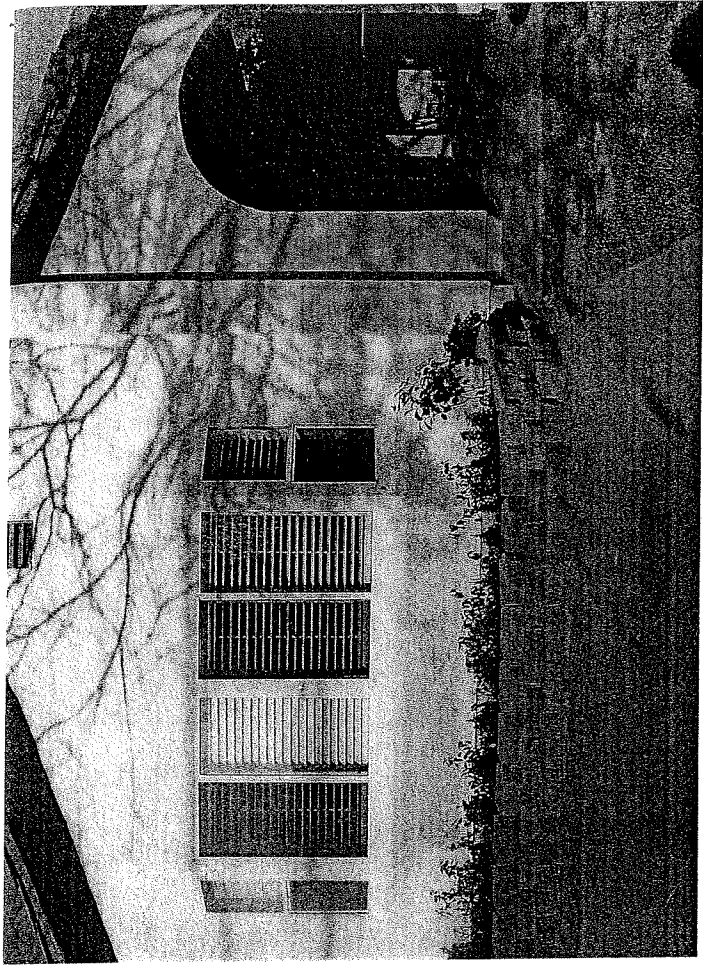
EAST ELEVATION
SCALE: 1/8" = 1.0 FT.



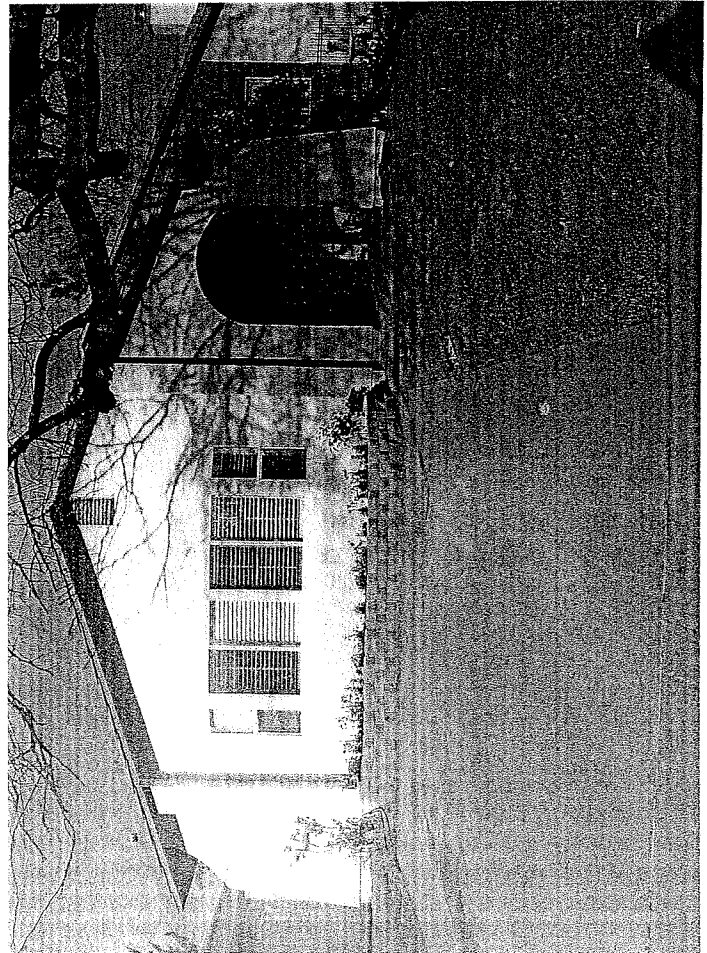
NORTH ELEVATION
SCALE 1/8" = 1.0 FT.

SECTION B-B

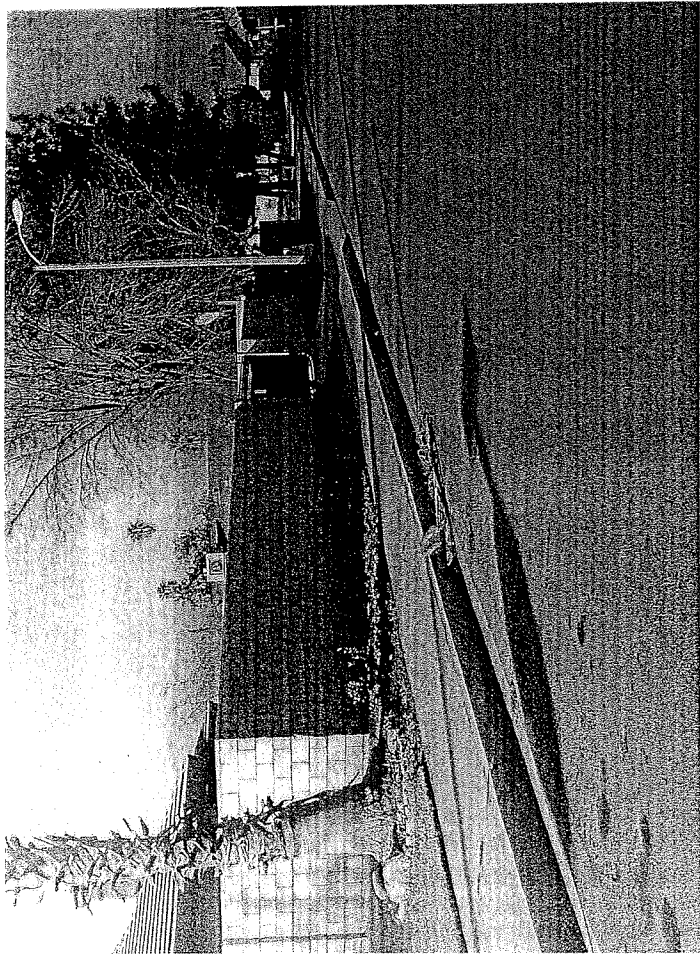
PROJECT NAME: GARAGE & ROOM ADDITION
PROJECT ADDRESS: 25806 MISSION ROAD
LOMA LINDA, CA 95354
OWNER: ORCHID R. GILE
11 L 25806 MISSION ROAD
LOMA LINDA, CA 95354
PHONE: 8777339-0513
SHEET NUMBER
5 of 12



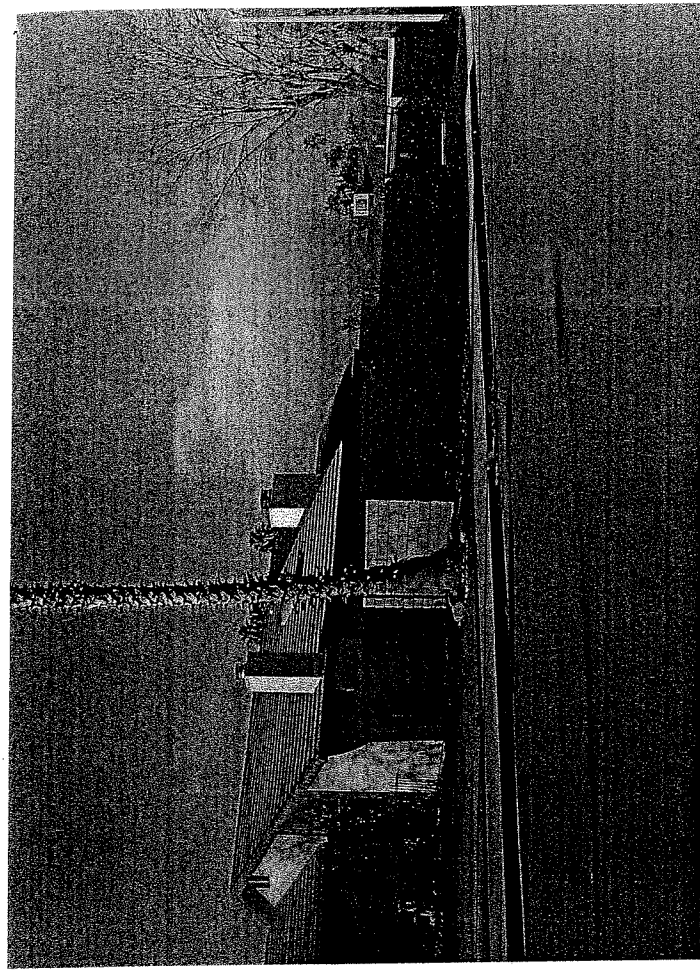
Old driveway



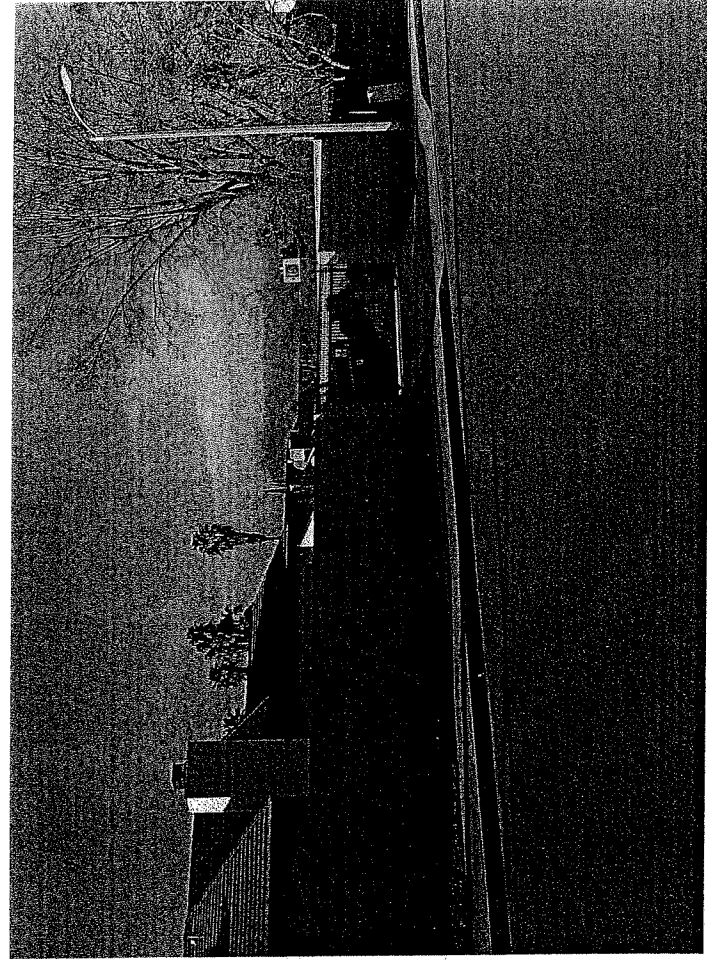
Old driveway



New family room bay window

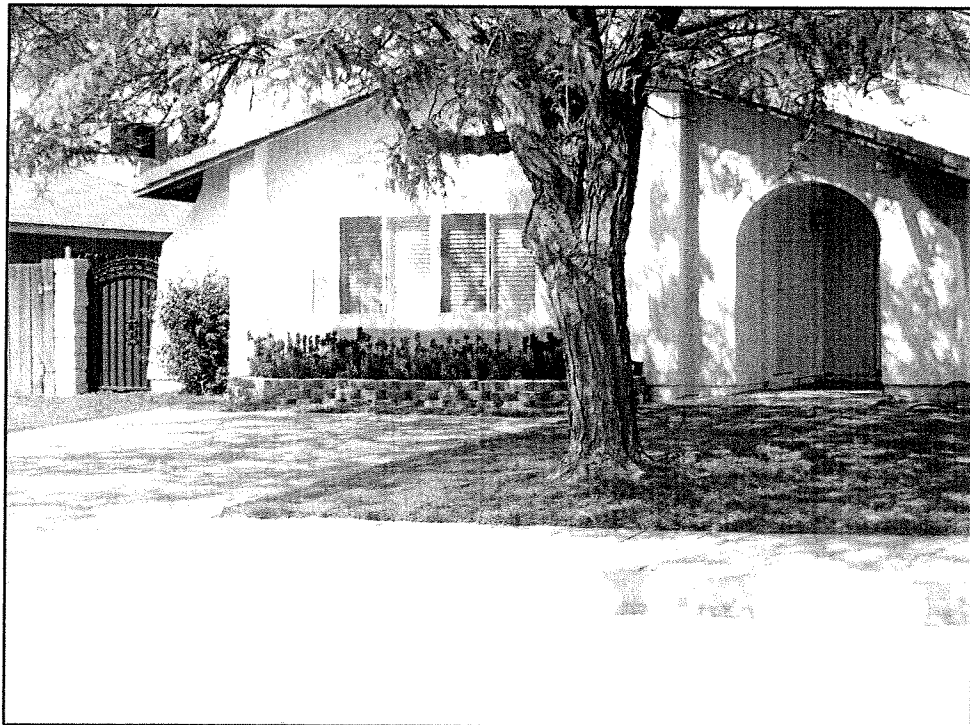
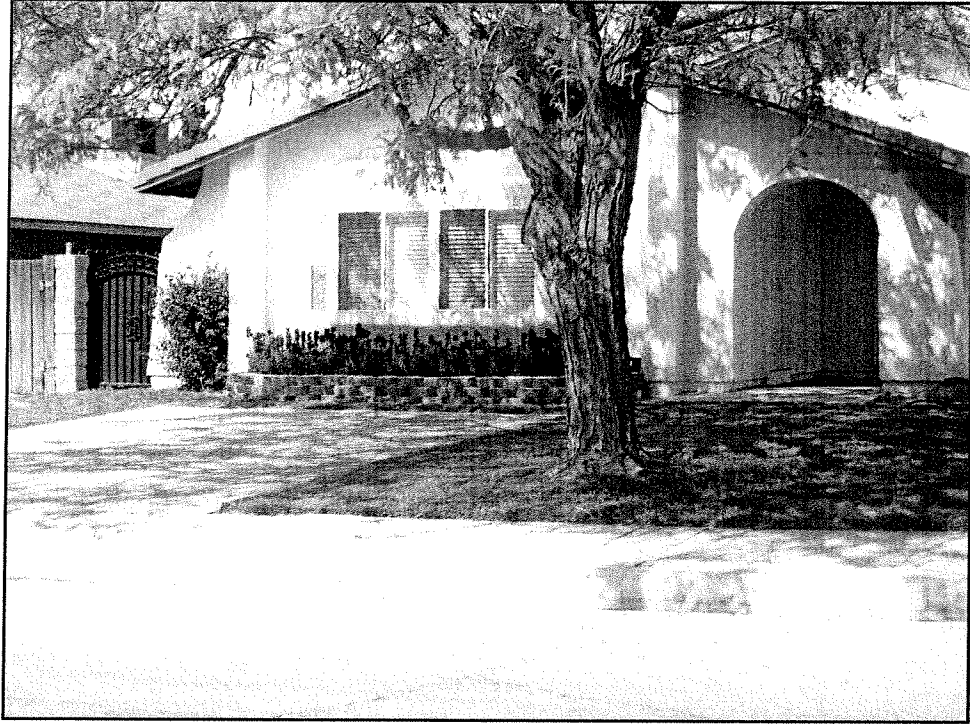


New driveway off Oak Street



Item #6 - 25806 Mission Rd. - Gile







**PLANNING COMMISSION
DRAFT MINUTES
(March 3, 2004)**

Minutes

City of Loma Linda

Department of Community Development

Planning Commission

Chair Neff called a regular meeting of the Planning Commission to order at 7:05 p.m., **Wednesday, March 3, 2004**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

CONTINUED ITEMS

PUBLIC HEARING

DRAFT

PC-04-12 - SMALL PROJECT APPLICATION (SPA) NO. 03-06 – The applicant is appealing a staff decision to require the removal of an existing driveway and approach on Mission Road, which is part of the approval for a garage conversion, construction of a new two-car garage and room addition at the rear on their property located at 25806 Mission Road. The project site is located in the (R1) Single Family Residence Zone (APN #0292-261-07)

Assistant Planner Colunga gave the staff report. He explained that the applicant was requesting that the Planning Commission consider her appeal of a staff decision to require the removal of an existing driveway approach on Mission Road.

Mr. Colunga reported that the application came to the department as a Small Project Application (SPA) No. 03-06, went before the Administrative Review Committee and subsequently to an Administrative Hearing, which occurred on June 16, 2003. He described the project as being a proposal to convert a two-car garage to a family room, and construct a new, two-car garage with access off of Oak Street, and a new, bedroom. He added that the project was approved with conditions and an approval letter was forwarded to Ms. Gile along with the Conditions of Approval. Mr. Colunga informed the Commission that Condition 5 of the Conditions of Approval required that the original driveway on Mission Road be removed and the property landscaped.

Mr. Colunga explained that Ms. Gile was requesting that she receive approval to keep both driveways. He added that Ms. Gile was also requesting a fee waiver of \$800; this request would go before the City Council for consideration.

Director Woldruff explained that Ms. Gile was told about the condition and that the Community Development Department was not aware that the original driveway had not been removed until the final inspection. Associate Engineer Peterson added that he, along with Field Supervisor Eleazar Rubalcava, had met with Ms. Gile and that the removal of the driveway was shown on the plans at plan check.

Therefore, staff was recommending that the Planning Commission deny the appeal and uphold staff's decision requesting the removal of the driveway onto Mission Road.

Chair Neff opened the public comment at 7:15 pm.